

PB# 93-31

**Patrick Valicenti D.D.S.
(Withdrawn)**

40-3-37

93 - 31

Valicenti, Patrick D.D.S
Site Plan - Rt. 94 (Cuomo)

Withdrawn 9/20/94

TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, NY 12550

GENERAL RECEIPT

October 22 1993

Received of Patrick J. Valicente \$ 150.00
One Hundred Fifty and 00/100 DOLLARS
For Planning Board Application Fee #93-31

DISTRIBUTION

FUND	CODE	AMOUNT
<u>CR # 623</u>		<u>150.00</u>

By Pauline G. Townsend
Town Clerk

Title

TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, NY 12550

GENERAL RECEIPT

October 22 1993

Received of Pauline G. Townsend \$ 750.00
Seven Hundred Fifty and 00/100 DOLLARS
For Planning Board Screen 93-31

DISTRIBUTION

FUND	CODE	AMOUNT
<u>CR # 632</u>		<u>750.00</u>

By _____

Donna Peterson, Sr. Asst. Clerk
Title

Chk # 623	\$750.00

© WILLIAMSON LAW BOOK CO., VICTOR, N.Y. 14564

Town Clerk

Title

TOWN OF NEW WINDSOR

555 Union Avenue
New Windsor, NY 12550

GENERAL RECEIPT

October 23 19*93*

Received of *Pauline H. Townsend* \$ *750.00*

Seven Hundred Fifty and 00/100 DOLLARS

For *Planning Board Bureau 93-31*

DISTRIBUTION

FUND	CODE	AMOUNT
<i>Chk # 623</i>		<i>\$750.00</i>

By

Donna Peterson, Sr. Act Clerk

Title

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Engineer fee

319.50
1072.00

PROXY STATEMENT
for submittal to the
TOWN OF NEW WINDSOR PLANNING BOARD

Michael B. O'Neil, deposes and says that he
resides at 20 Lucyway SIMSBury Ct 06070
(Owner's Address)
in the County of Hartford
and State of Ct.
and that he is the owner in fee of _____
271 QUASSAICK AV. SECT 40 BLOCK 3 LOT 37
which is the premises described in the foregoing application and
that he has authorized PJ Lin Corporation
to make the foregoing application as described therein.

Date: 1/5/94

Michael B. O'Neil
(Owner's Signature)

Marjorie Brault
(Witness' Signature)

Commission
Expires
10/31/97

THIS FORM CANNOT BE WITNESSED BY THE PERSON OR REPRESENTATIVE OF
THE COMPANY WHO IS BEING AUTHORIZED TO REPRESENT THE APPLICANT
AND/OR OWNER AT THE MEETINGS.

93-31

SEQR

 (287)—Text 12
 SUBJECT I.D. NUMBER

 617.21
 Appendix C

 State Environmental Quality Review
 SHORT ENVIRONMENTAL ASSESSMENT FORM
 For UNLISTED ACTIONS Only

PART I—PROJECT INFORMATION (To be completed by Applicant or Project sponsor)

1. APPLICANT/SPONSOR PATRICK VALICENTI	2. PROJECT NAME PATRICK VALICENTI SITE PLAN
3. PROJECT LOCATION: Municipality NEW WINDSOR County ORANGE	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) ROUTE 94	
5. IS PROPOSED ACTION: <input checked="" type="checkbox"/> New <input type="checkbox"/> Expansion <input type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: SITE PLAN FOR OFFICES	
7. AMOUNT OF LAND AFFECTED: Initially 1.14 acres Ultimately 1.14 acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe briefly	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input type="checkbox"/> Residential <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open space <input type="checkbox"/> Other Describe:	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If yes, list agency(s) and permit/approvals PLANNING BOARD	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency name and permit/approval	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE	
Applicant/sponsor name: PAUL V. COOMO	Date: 10/21/93
Signature: <i>[Signature]</i>	

 If the action is in the Coastal Area, and you are a state agency, complete the
 Coastal Assessment Form before proceeding with this assessment

OVER

PART II—ENVIRONMENTAL ASSESSMENT (To be completed by Agency)

<p>A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.12? If yes, coordinate the review process and use the FULL EAF.</p> <p><input type="checkbox"/> Yes <input type="checkbox"/> No</p>	
<p>B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.8? If No, a negative declaration may be superseded by another involved agency.</p> <p><input type="checkbox"/> Yes <input type="checkbox"/> No</p>	
<p>C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible)</p> <p>C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic patterns, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly:</p> <p>C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly:</p> <p>C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly:</p> <p>C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly:</p> <p>C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly.</p> <p>C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly.</p> <p>C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly.</p>	
<p>D. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS?</p> <p><input type="checkbox"/> Yes <input type="checkbox"/> No - If Yes, explain briefly</p>	

PART III—DETERMINATION OF SIGNIFICANCE (To be completed by Agency)

INSTRUCTIONS: For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed.

☐ Check this box if you have identified one or more potentially large or significant adverse impacts which **MAY** occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.

☐ Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action **WILL NOT** result in any significant adverse environmental impacts **AND** provide on attachments as necessary, the reasons supporting this determination:

Name of Lead Agency

Print or Type Name of Responsible Officer in Lead Agency

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Preparer (if different from responsible officer)

Date

PROXY STATEMENT
for submittal to the
TOWN OF NEW WINDSOR PLANNING BOARD

PATRICK VALIENTI, deposes and says that he
resides at 7 MASSACHUSETTS DRIVE NEWBURGH
(Owner's Address) N.Y.
in the County of ORANGE
and State of N.Y.
and that he is the owner in fee of SECTION 40
BLOCK 3 LOT 37
which is the premises described in the foregoing application and
that he has authorized PAUL V. CUOMO
to make the foregoing application as described therein.

Date: OCT 21 1993

Paul Valenti
(Owner's Signature)

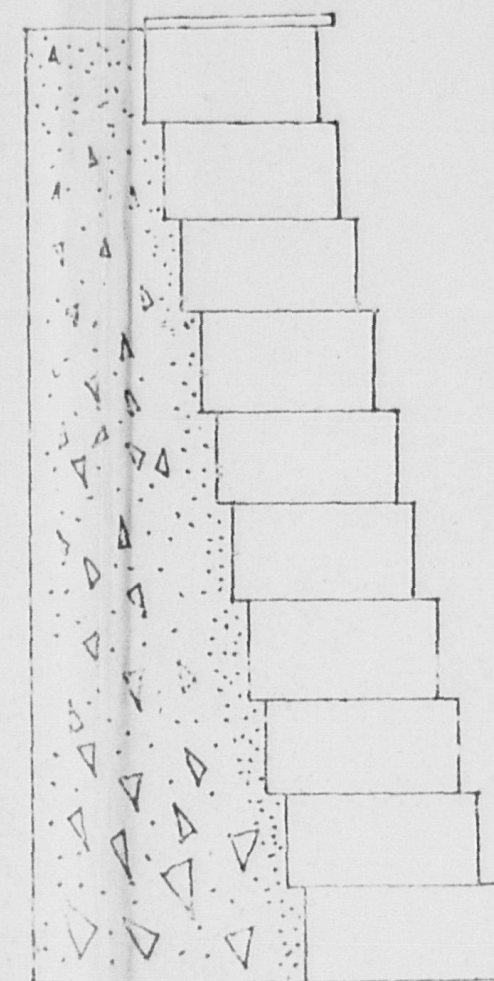
Deborah Green
(Witness' Signature)

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THE COMPANY WHO IS BEING AUTHORIZED TO REPRESENT THE APPLICANT
AND/OR OWNER AT THE MEETINGS.

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LAW.

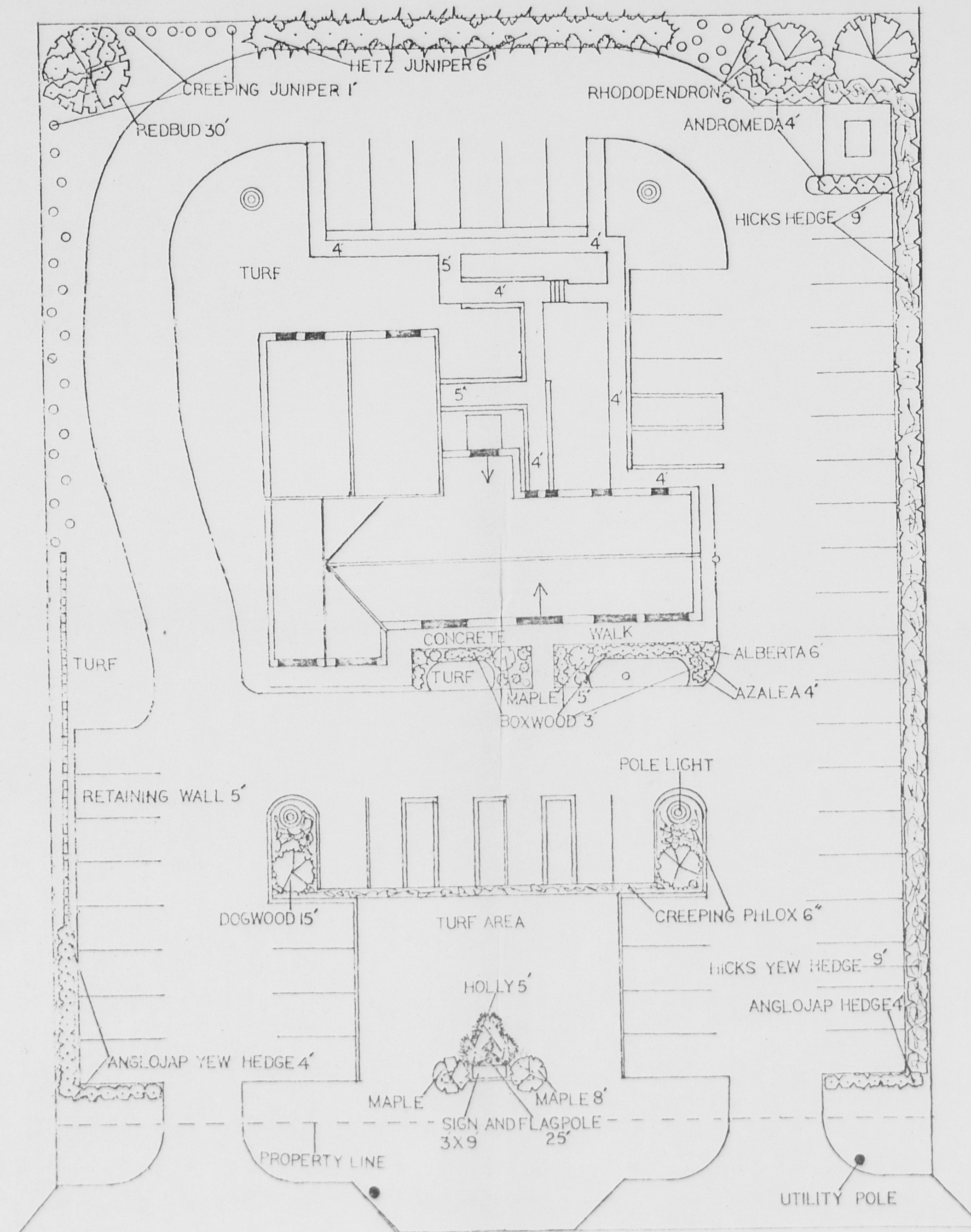
CUOMO
ENGINEERING
STEWART INTERNATIONAL AIRPORT
NEW WINDSOR, NEW YORK 12553
(914) 587-0063

12 4 6 8 10 2'
SCALE 1"=1'



CROSS SECTION OF WALL RETAINING SOIL

ALL TREES IN OPEN AREAS WILL BE PLANTED WITH
A MULCH RING.
ALL GROUP PLANTINGS AND HEDGES WILL BE
EDGED AND MULCHED.



ROUTE 94

PLANT LIST

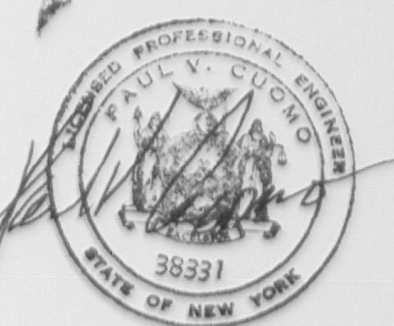
BOTANICAL NAME	COMMON NAME	# USED
TREES		
ACER PALMATUM DISSECTUM	LACELEAF MAPLE	4
CERCIS CANADENSIS	EASTERN REDBUD	3
CORNUS FLORIDA	FLOWERING DOGWOOD	2
SHRUBS		
BUXUS MICROPHYLLA	WINTER GEM BOXWOOD	18
ILEX CORNUTA BLUE PRINCE	CHINESE HOLLY	2
ILEX CORNUTA BLUE PRINCESS	CHINESE HOLLY	1
JUNIPERUS CHINENSIS HETZI	HETZ JUNIPER	13
JUNIPERUS HORIZONTALIS	CREeping JUNIPER	31
PICEA GLAUCA CONICA	DWARF ALBERTA SPRUCE	5
PIERIS JAPONICA	ANDROMEDA	15
RHODODENDRON CATAWBIENSE	CATAWBA RHODODENDRON	8
RHODODENDRON EXBURY	EXBURY HYBRID AZALEA	9
TAXUS X MEDIA DENSIFORMIS	ANGLOJAP YEW	25
TAXUS X MEDIA HICKSII	HICKS YEW	43
GROUND COVER		
PHLOX SUBULATA	CREeping PHLOX	10

DESIGNED BY DANTE TORELLI



SCALE 1"=20'

DESIGN AND PLANTING PLAN FOR
THE P.J. LIN CORPORATION

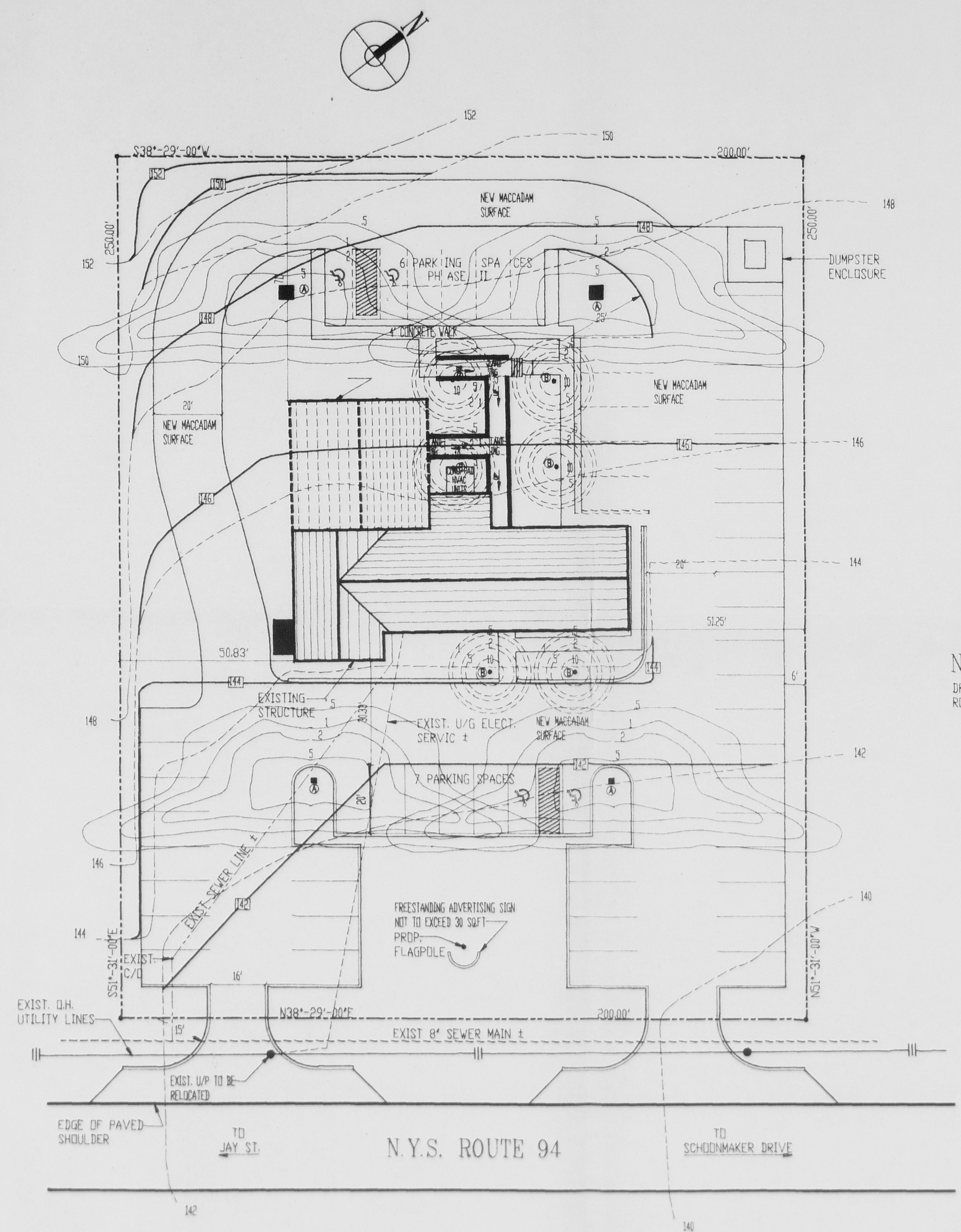


EXTERIOR LIGHT FIXTURE INFORMATION

A. 250 WATT METAL HALIDE RECTANGULAR CUTOFF LUMINAIRE, WITH A 20' MOUNTING HEIGHT AS MANUFACTURED BY HUBBELL LIGHTING OR EQUAL.
B. 70 WATT HIGH PRESSURE SODIUM MAGNU V BOLLARD WITH A 40' MOUNTING HEIGHT AS MANUFACTURED BY HUBBELL LIGHTING OR EQUAL.

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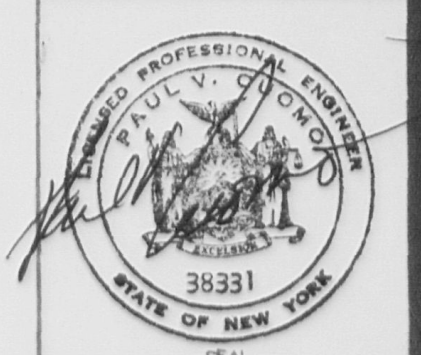
DATE	ISSUANCE	BY
11-15-93	PER PLNG BD CMTS	NS
12-22	PER F.W. WARD	NS
11-15-93	PER PLNG BD CMTS	NS
DATE	REVISIONS	BY



NOTE:
DRAINAGE IS ENTIRELY SHEET FLOW TO
ROUTE 94

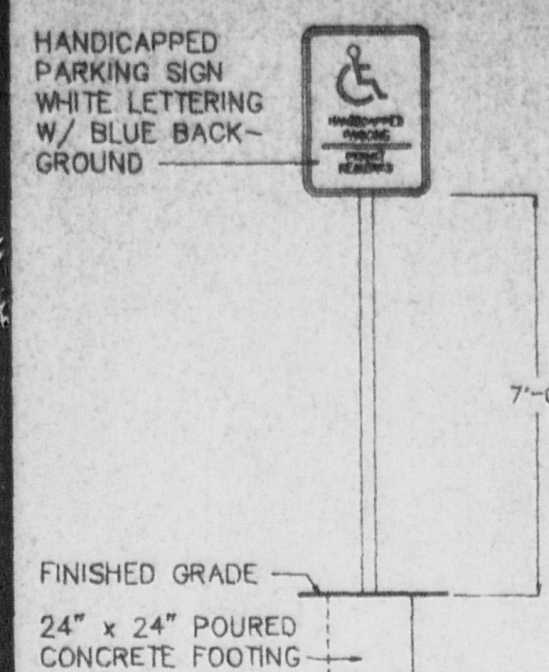
LIGHTING & GRADING PLAN SCALE: 1\"/>

CUOMO ENGINEERING
STEWART INTERNATIONAL AIRPORT, NEW WINDSOR, N.Y. 12553 (914) 567-0063
PROJECT TITLE: **LIGHTING & GRADING PLAN**
P. J. LIN INC.
RTE 94 NEW WINDSOR

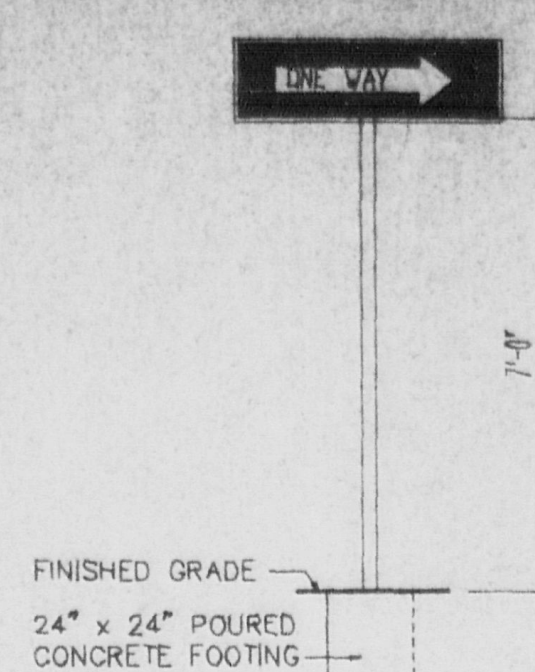


DATE	10-1-93
DRAWN BY	N.P.S.
CHECKED BY	P.V.C.
SCALE	AS SHOWN
PROJECT NO.	93275

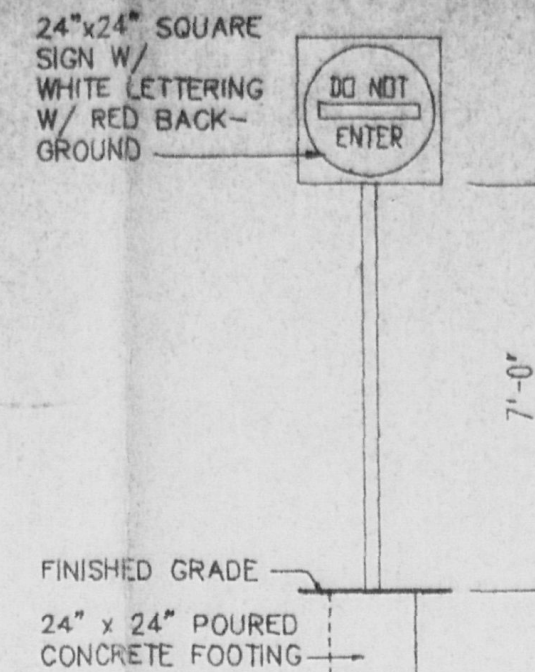
LT-1



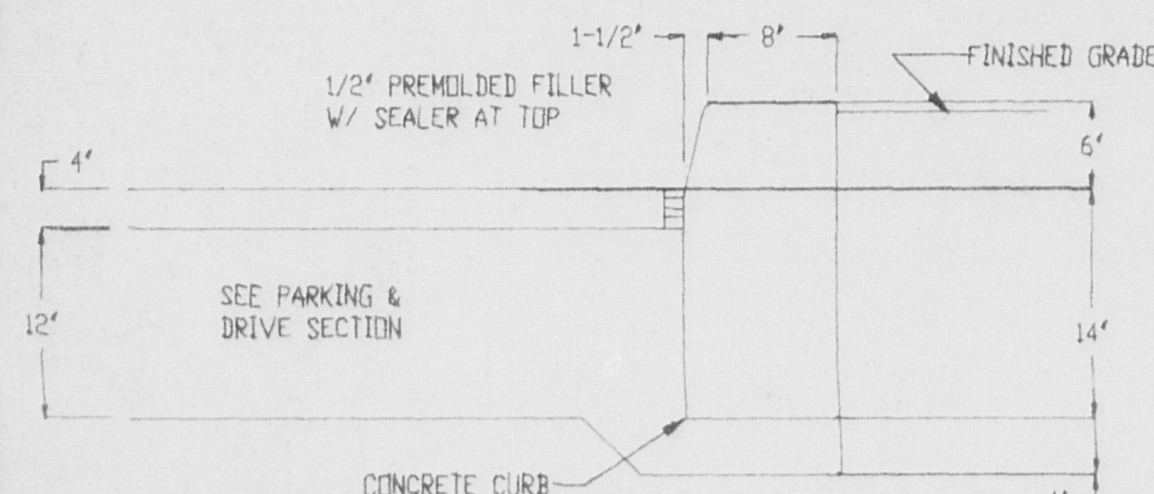
HANDICAP SIGN DETAIL
NO SCALE



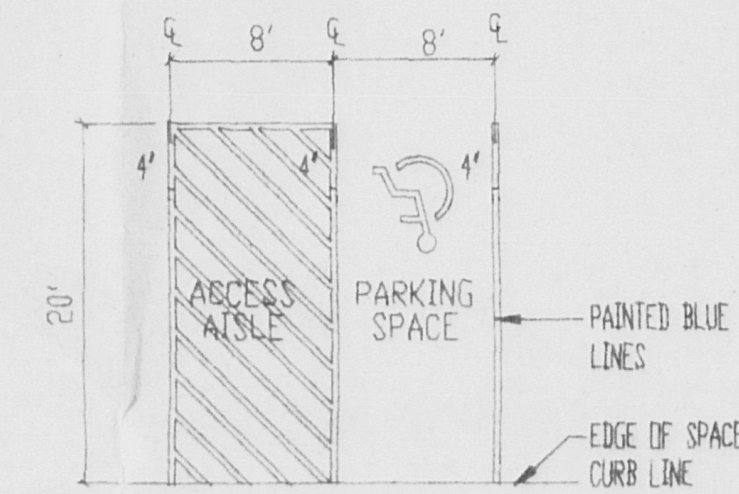
ONE WAY SIGN DETAIL
NO SCALE



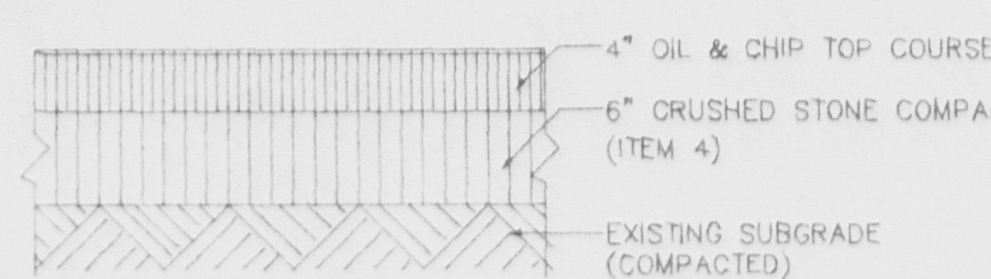
DO NOT ENTER SIGN DETAIL
NO SCALE



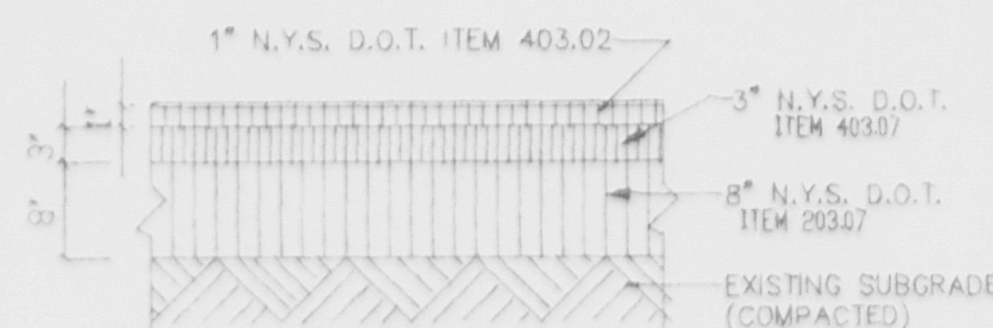
CONCRETE CURB SECTION
SCALE: 1"=1'-0"



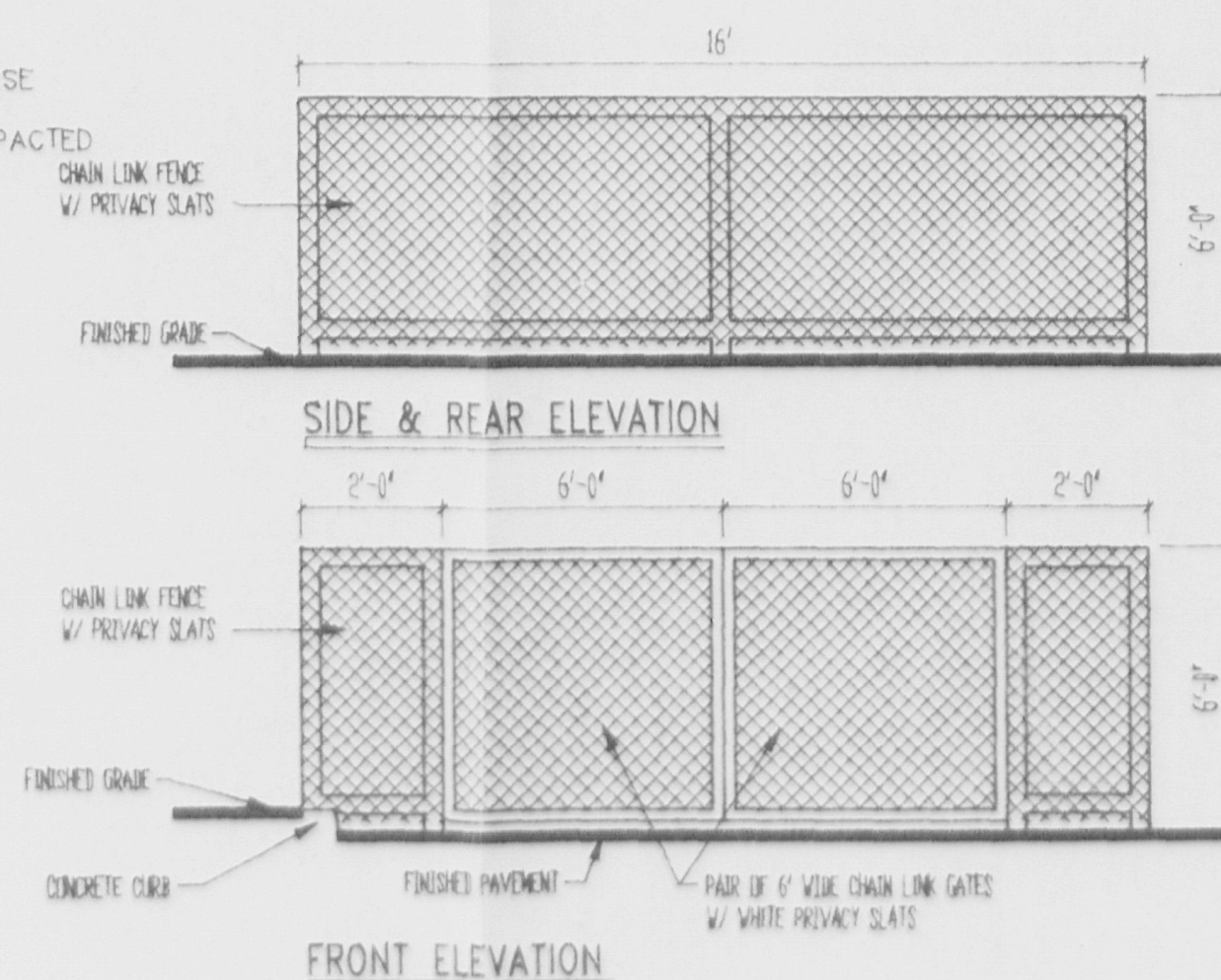
HANDICAPPED SPACE DETAIL
SCALE: 1"=1'-0"



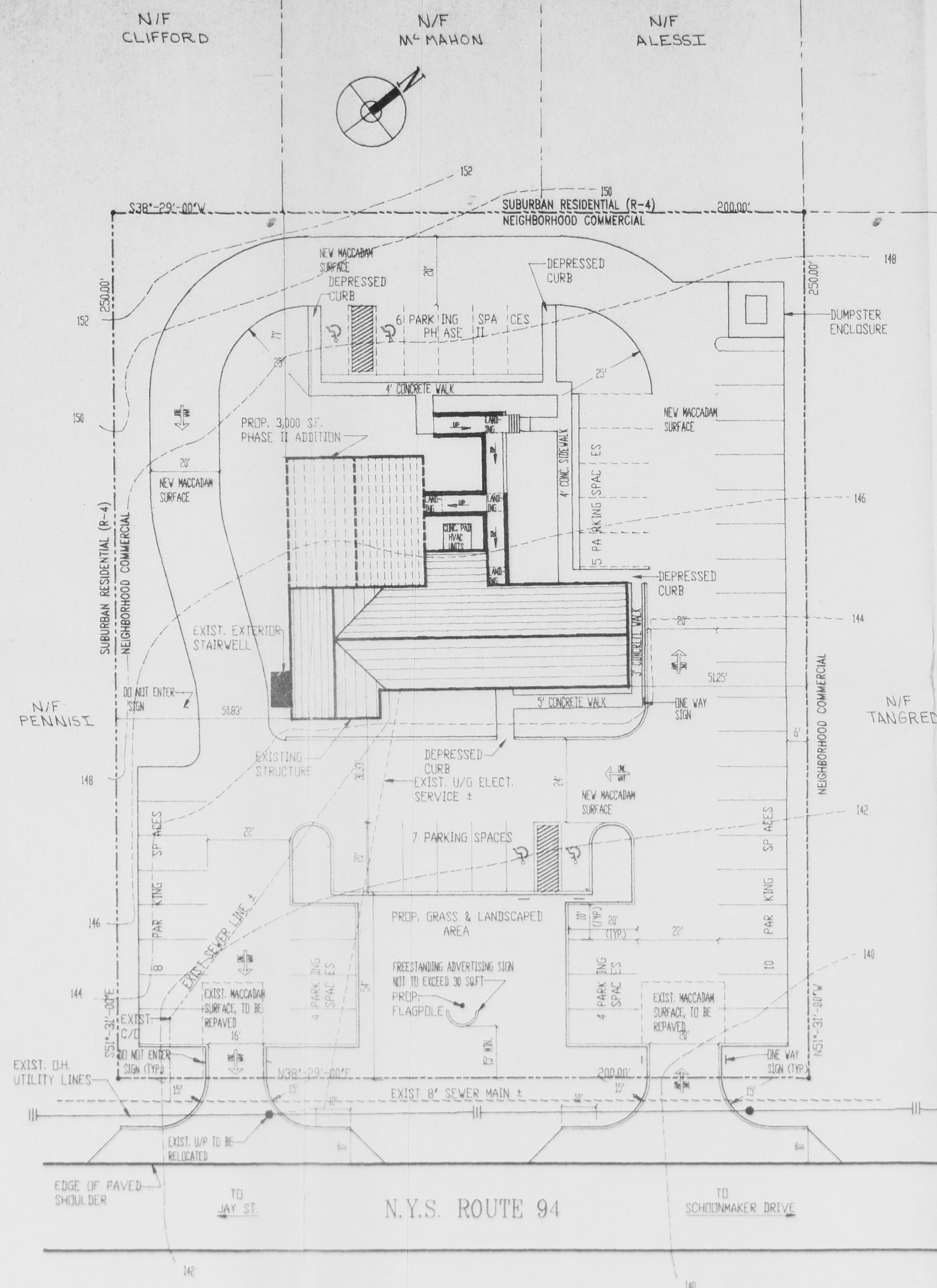
PARKING & DRIVE SECTION
SCALE: 1"=1'-0"



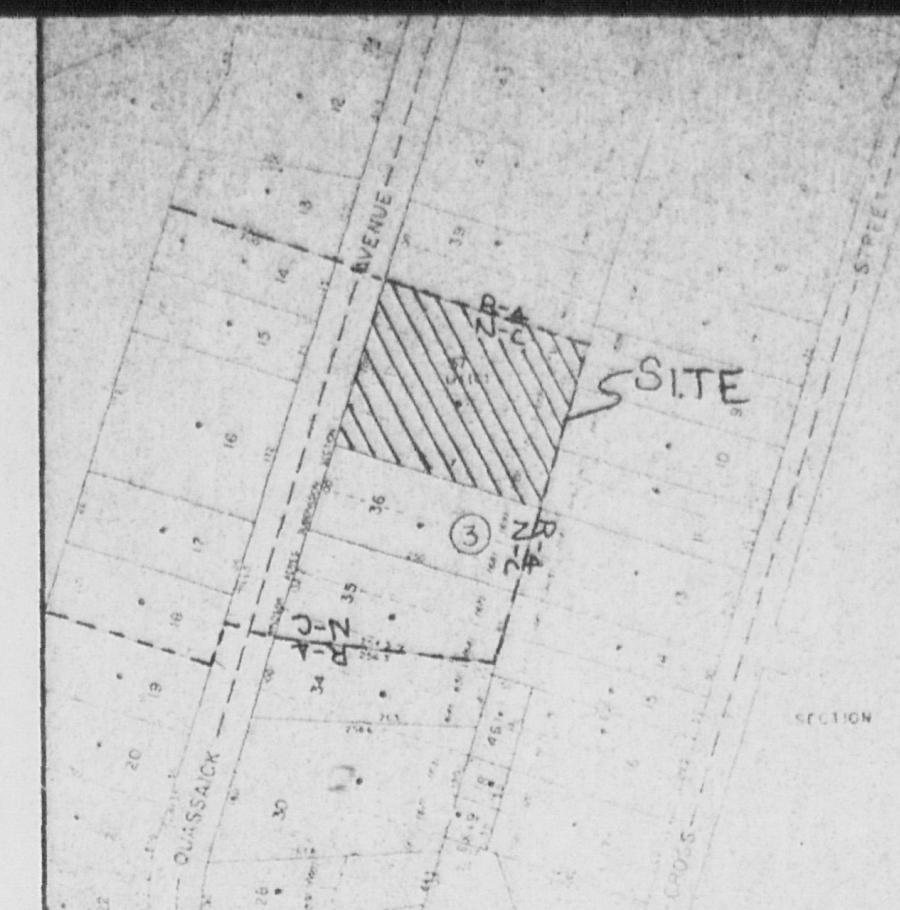
DRIVE SECTION
SCALE: 1"=1'-0"



DUMPSTER ENCLOSURE DETAIL
SCALE: 1/4"=1'-0"



SITE PLAN
SCALE: 1"=20'



LOCATION MAP

ZONING REQUIREMENTS

ITEM	REQUIRED	PROPOSED	ZBA
LOT AREA	10,000 S.F.	50,000 S.F.	
LOT WIDTH	100'	200'	
FRONT YARD	40'	103.5'	
SIDE YARD	15'	50'	
BOTH SIDES	35'	102.08'	
REAR YARD	15'	71'	
FRONTAGE	N/A	N/A	
MAX. BLDG. HGT.	35'	26'±	
FLOOR AREA RATIO	1.0	0.13	
LOT COVERAGE	N/A	N/A	

PARKING REQUIREMENTS

PHASE I
DENTIST OFFICE - 4 SPACES/ DENTIST OFFICE AND 1 ADDITIONAL SPACE PER EXAM ROOM
a. FOUR DENTIST OFFICES = 16 PARKING SPACES
FOUR EXAM ROOMS = 4 PARKING SPACES

PROFESSIONAL OFFICE SPACE - 1 SPACE/200 SQ.FT. FLOOR AREA
a. 3,060 SQ.FT./200 SQ.FT. = 15.3 PARKING SPACES

TOTAL PARKING SPACES REQUIRED = 35.3
TOTAL PARKING SPACES PROVIDED = 43 INCLUDING 2 HANDICAPP

PHASE II
ADDITION OF 3,000 S.F. PROFESSIONAL OFFICE SPACE

REQUIRED PARKING SPACE - 1 SPACE/200 SQ.FT. FLOOR AREA
3,000 SQ.FT. / 200 SQ.FT. = 15 PARKING SPACES REQUIRED
10 ADDITIONAL PARKING SPACES PROVIDED

TOTAL SITE PARKING SPACES UPON COMPLETION OF PHASE II
REQUIRED - TOTAL PARKING SPACES - 50

PROVIDED:
43 PARKING SPACES PROVIDED BY PHASE I
11 PARKING SPACES PROVIDED BY PHASE II
53 TOTAL SITE PARKING SPACES PROVIDED

GENERAL INFORMATION

- PROPOSED USE:
A. SECOND STORY - 4 DENTIST OFFICE
B. FIRST STORY - 3,060 S.F. LEASEABLE OFFICE SPACE
C. PHASE II - PROPOSED 3,000 S.F. LEASEABLE OFFICE SPACE
- OWNER & APPLICANT - P.J. LIN INC.
7 MASSACHUSETTS DR.
NEWBURGH N.Y. 12550
- SURVEY INFORMATION TAKEN FROM A FILED SURVEY
COMPLETED ON 6-17-85 BY:
WASHBURN ASSOCIATES
44-52 ROUTE 9W
NEW WINDSOR N.Y. 12550

APPROVED BY THE
BUREAU OF FIRE PREVENTION
TOWN OF NEW WINDSOR, N.Y.
DATE 1/9/94 SIGNATURE [Signature]

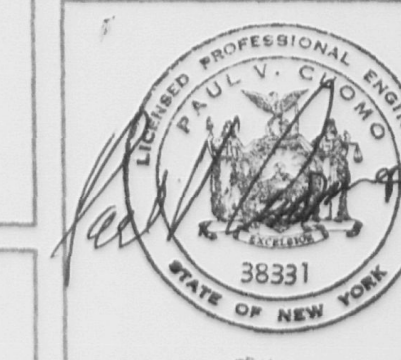
SUPERSEDED PLAN
FILE FOR RECORD PURPOSES ONLY

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DATE	ISSUANCE	BY

1/4/94	WKSHP COM	N/S
12-20	PLNG BDCMT NS	
11-15-93	PER PLNG. BD. CMTS	NS

CUOMO ENGINEERING
STEWART INTERNATIONAL AIRPORT, NEW WINDSOR, N.Y. 12553 (914) 567-0063
PROJECT TITLE: SITE PLAN
P.J. LIN INC.
RTE 94 NEW WINDSOR



DATE	10-1-93
DRAWN BY	N.P.S.
CHECKED BY	P.V.C.
SCALE	AS SHOWN
PROJECT NO.	93275

SP-1